

171.A

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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

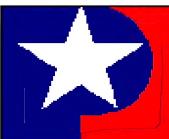
470,400 / 470,400

USE VALUE:

470,400 / 470,400

ASSESSED:

470,400 / 470,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
51		HILLSIDE AVE, ARLINGTON

**OWNERSHIP**

Unit #: 1

Owner 1: JAFFE ROSEMARY

Owner 2:

Owner 3:

Street 1: 51 HILLSIDE AVENUE #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: FINCH ANNA E -

Owner 2: -

Street 1: 51 HILLSIDE AVENUE #1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Aluminum Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Building Number 1.														
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:															
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:															
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																
Frame: 1 - Wood		<b>OTHER FEATURES</b>			1st Res Grid	Desc: Line 1	# Units 1													
Prime Wall: 3 - Aluminum		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Sec Wall:	%	A Kits:	Rating:	Other																
Roof Struct: 2 - Hip		Frl:	Rating:	Upper																
Roof Cover: 2 - Slate		WSFlue:	Rating:	Lvl 2																
Color: GREY		Lvl 1																		
View / Desir: N - NONE		Lower																		
<b>GENERAL INFORMATION</b>																				
Grade: C+ - Average (+)																				
Year Blt: 1900	Eff Yr Blt:	Location:																		
Alt LUC:	Alt %:	Total Units:																		
Jurisdict: G12	Fact: .	Floor: 1 - 1st Floor																		
Const Mod:		% Own: 50.000000000																		
Lump Sum Adj:		Name: 68 - 7026																		
<b>INTERIOR INFORMATION</b>																				
Avg Ht/FL: STD																				
Prim Int Wal 2 - Plaster																				
Sec Int Wall:	%	Phys Cond: GV - Good-VG 10. %																		
Partition:	T - Typical	Functional: %																		
Prim Floors:	3 - Hardwood	Economic: %																		
Sec Floors:	%	Special: %																		
Bsmnt Flr:	12 - Concrete	Override: %																		
Subfloor:		Total: 10.8 %																		
Bsmnt Gar:		<b>DEPRECIATION</b>																		
Electric:	3 - Typical	Exterior: No Unit RMS BRS FL																		
Insulation:	2 - Typical	Interior: 1 6 3 0																		
Int vs Ext: S		Additions:																		
Heat Fuel:	1 - Oil	Kitchen:																		
Heat Type:	1 - Forced H/Air	Baths:																		
# Heat Sys:	1	Plumbing:																		
% Heated:	100	Electric:																		
Solar HW:	NO	Heating:																		
% Com Wal	% Sprinkled	General: Totals 1 6 3																		
<b>CALC SUMMARY</b>																				
Basic \$ / SQ: 305.00																				
Size Adj.: 1.35000002																				
Const Adj.: 1.04019594																				
Adj \$ / SQ: 428.301																				
Other Features: 62912																				
Grade Factor: 1.10																				
NBHD Inf: 0.85000002																				
NBHD Mod:																				
LUC Factor: 1.00																				
Adj Total: 527362																				
Depreciation: 56955																				
Depreciated Total: 470407																				
<b>COMPARABLE SALES</b>																				
Rate Parcel ID Typ Date Sale Price																				
WtAv\$/SQ: AvRate: Ind.Val																				
Juris. Factor: 1.00 Before Depr: 400.46																				
Special Features: 0 Val/Su Net: 402.05																				
Final Total: 470400 Val/Su SzAd 402.05																				
<b>MOBILE HOME</b>																				
Make: Model: Serial # Year: Color:																				
<b>SPEC FEATURES/YARD ITEMS</b>																				
PARCEL ID 171.A-0001-0001.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:	Total Special Features:												Total:	Undisplayed Areas: GLA: 1170					
<b>IMAGE</b>																				
AssessPro Patriot Properties, Inc																				